

WATERFORD AREA MANAGEMENT PLAN

APPENDICES

APPENDIX I

RURAL LAND MANAGEMENT PLAN (Adopted November 5, 1984)

Pages 243-247

POLICY AND PROGRAM RECOMMENDATIONS RURAL VILLAGE AND AGRICULTURAL CONSERVATION POLICY AREAS

The following are policies in the Rural Plan that are endorsed by this plan:

I. AGRICULTURAL CONSERVATION AREAS

These are areas which are not included in the previous three policy areas, defined as those lands which lie west of the Broad Run Watershed, more than one-half mile from the corporate limits of the five largest western towns, outside the Leesburg Fringe Area and not within a designated Rural Village. The Agricultural Conservation Area will be the major location of the County's efforts to preserve open space, agricultural land and the agricultural industry.

A. LAND USE

1. Growth Pattern

- a. The County will discourage new nonfarm residential development in these areas.
- b. The County will encourage the continuation of agricultural and low intensity open space land uses in these areas.

2. Agriculture

- a. The County shall strongly encourage the continuation of agricultural uses in the Agricultural Conservation Areas. Agriculture is the preferred use in these areas.
- b. All of the County's existing and proposed agricultural preservation and farmland retention programs including all of those set forth in this plan shall apply to qualified land in the Agricultural Conservation Areas.
- c. Right-to-farm legislation shall apply here. Such right-to-farm regulations shall apply to all residential uses, including those existing prior to the legislation.

3. Residential Density

- a. The County will encourage owners of rural land in the Agricultural Conservation Areas to avail themselves of the conservation program options set forth in this and other area

plans rather than carrying out conventional residential subdivisions and development proposals.

- b. When development does occur, the County will discourage densities greater than one unit per three acres.
- c. The County will encourage landowners to voluntarily rezone their property to lower density zoning categories such as A-10 and A-50.
- d. The County will encourage low density residential clusters, as set forth in the residential section of this plan. (See page 125 of the Rural Plan.)

4. Dwelling Unit Types

The County will allow single-family detached units in these areas but shall prohibit multi-family and single-family attached (such as "townhouse") units.

5. Housing

The County will encourage housing rehabilitation in these areas, particularly for farm buildings and tenant houses.

6. Commercial

- a. The County shall discourage new commercial uses in the Agricultural Conservation Areas and shall prohibit them in all areas not currently zoned for commercial use.
- b. The County shall allow expansion of existing commercial uses only if uses are small-scale, agriculturally-based enterprises, and only by Special Exception.

7. Industrial

- a. The County shall allow industrial uses which are compatible with existing agricultural, residential and industrial uses.
- b. The County shall require that new or expanded mining or mineral extraction activities be located in a Natural Resource Extraction Overlay Zoning District.

8. Institutional

The County shall allow compatible, small-scale institutional uses in the Agricultural Conservation Areas.

9. Historic and Scenic

The County shall encourage the preservation of historic structures and sites by promoting the establishment and expansion of County Historic Districts, donation of easements, TDR, Density Transfer, designation on the State and National Registers of Historic Places, inclusion in the County's inventory of historic sites, private and public restoration and/or adaptive reuse and rehabilitation and other public and private mechanisms.

B. PUBLIC FACILITIES AND UTILITIES

1. Public Facilities

The County will not locate new public facilities such as schools, libraries and fire/rescue facilities in these areas.

2. Water and Sewer

a. The County shall prohibit the extension of water or sewer lines into these areas.

b. The County shall prohibit the establishment of package treatment plants in these areas. The County may grant, by Special Exception, the expansion of existing package treatment plants only for the purpose of serving existing residents or for serving new industrial or institutional uses.

c. Combined septic drainfields will be allowed for cluster development only, and only with approval from the Health Department.

d. "Pump and haul" operations shall be prohibited.

3. Transportation

(This policy has been purposely deleted as it was contrary to the Waterford Plan.)

C. IMPLEMENTATION

1. Transferable Development Rights (TDR) and Density Transfer

a. This Rural Plan designates the Agricultural Conservation Areas as the highest priority locations for agricultural and farmland preservation efforts.

b. The Agricultural Conservation Areas are hereby designated as sending areas for TDRs.

c. These areas shall not be receiving areas for TDRs. (See pages 48-55 of the Rural Plan for detailed provisions for TDR.)

2. Cluster Development

The County shall cluster residential developments on combined septic systems (subject to Health Department approval of the septic system) at an overall density of one unit per twenty-five acres for the purpose of expanding or improving the farmland owners' existing agricultural operations and ensuring a permanent low density development pattern. Such cluster subdivisions shall be given a timely review and approval process. (See cluster recommendations, page 125 of the Rural Plan.)

3. Rezoning Policy

a. The County will encourage the voluntary rezoning of farmland and other open land to lower density zoning classifications such as A-10 and A-50.

b. The County shall not approve rezonings to higher residential densities on land within the Agricultural Conservation Areas during the time frame of this plan.

c. The County shall not approve rezonings from A-3 to higher intensity classifications such as commercial or industrial except in the case of industrial uses which can be shown to be compatible with surrounding land uses and that are existing or designated in the County's Comprehensive Plan.

d. The County shall not approve any rezonings to or expansion of C-1 Zoning Districts.

APPENDIX II

EXAMPLES OF APPROPRIATE NON-RESIDENTIAL USES FOR LOCATION WITHIN WATERFORD'S VILLAGE COMMERCIAL AREA

The uses listed below should all have the following principal characteristics:

- 0 Small-scale (approximately 2,500 to 3,500 square feet of floor space;
- 0 Compatible with adjacent residential uses (minimal noise and traffic);
- 0 Individually owned and operated.

This list is not meant to be either exhaustive or restrictive; the purpose is simply to give an idea of the kinds of commercial uses that might work in Loudoun County villages such as Waterford. The new rural commercial zoning district proposed and recommended in both this plan and the Rural Land Management Plan would be the appropriate place for developing a comprehensive list of appropriate uses.

- 0 Studio space - artist, craftsman, writer, etc.
- 0 Office - architect, insurance, attorney, real estate, consultant
- 0 Hand manufacture (some power tools acceptable, restricted noise level): custom millwork, cabinet making, furniture restoration, silversmith, jewelry design and manufacture
- 0 Antique sales
- 0 Art gallery, art supplies, custom framing
- 0 Craft manufacture and retail outlet
- 0 Grocery, market
- 0 Hardware, garden supplies
- 0 Food shop: sandwich, light refreshment, ice cream
- 0 Fabric shop, quilting and sewing supplies
- 0 Interior decorating
- 0 Stationery
- 0 Post Office
- 0 Photography
- 0 Restaurant
- 0 Residential Uses

APPENDIX III

SPECIFIC APPLICATION OF RURAL PLAN'S LAND USE POLICY AREAS TO WATERFORD AREA PLAN

I. FACTORS TO CONSIDER IN DETERMINATION OF LINE BETWEEN POLICY AREAS

Several factors were examined to determine an appropriate location for the line between the two Policy Areas, (See Figure 32, page 84 and Figure 33, page 85) including:

- A. Waterford's designation as a National Historic Landmark, and the need to allow only minimal growth to retain that designation.
- B. The County tax map (#28A), property lines and ownership interest.
- C. The original boundary for the Town of Waterford (established in 1836 and unincorporated by vote in 1936, see Figure 5, page 7)
- D. The use of natural features such as Catoctin Creek and other smaller watercourses;
- E. The sewage treatment plant's gravity service area based on topography;
- F. The existing developed area of Waterford.

II. FINAL DETERMINATION OF LINE BETWEEN POLICY AREAS

The final line chosen (Figure 32, page 84) was essentially a combination of the factors outlined above.